

Facilities, Parks & Marina committee met on Wednesday, April 21, 2021 @ 10:00am in Council chambers. Present; Mr. Marquette, Mr. Densic, Mr. Staczek, Mr. Audet, Ms. Murray and Mr. Kolb.

Discussion centered around the proposed Annex building next to Eagle Point School. Ms. Murray and Mr. Audet provided a power-point presentation regarding the needs of the City and how they felt those needs can be met by utilizing the Annex.

The Administration wants use of the Annex to help offset immediate space concerns at the current City Hall location by moving Zoning and Engineering. Among the other uses of the Annex presented by the administration were: Utilizing it as a space for emergency operations, water distribution, safety forces training, space to meet with vendors, and hold press conferences, among others. The Administration stated that the cost will be offset using COVID/CARES dollars. Mr. Densic noted nearly all of the CARES Act dollars have been spent.

Mr. Marquette stated that he is in favor of continuing the remodel of the building. He also stated that he sees the value in using the COVID/CARES money to remodel the facility. Mr. Staczek and Mr. Densic expressed concerns regarding the total cost of the proposed remodel. The original budget the admin was given to complete the remodel was \$100,000. The numbers presented convey that the total project may meet or exceed \$400,000.00 The building is currently valued on the Auditors website at \$175,000. Mr. Densic questioned if a scope review had been completed with the low bidder as their bid was 20% below the next lowest bidder.

A traffic study is still needed, as well as road improvements on Hillview Drive to meet the proposed use/needs of the Annex. Mr. Audet noted the road improvements and parking lot size is designed to allow semi-trucks to enter and park.

Mr. Densic requested the Administration provide their overall plan for the use of the CARES dollars for this project for the Finance Committee. He also requested that the admin provide further information regarding the overall space needs of the administration. Some of his concerns also centered around how the lot split may affect future use, or development, of the remaining Eagle Point property.

Mr. Staczek believes that all the points the Administration made regarding use of the property can also be accomplished, for less investment, at other facilities the City already owns. Mr. Staczek noted that if remodeled, the Annex does not allow any room for growth to meet future needs. He also noted that the city owns Indian Hills school. Indian Hills can easily meet the immediate needs of the city temporarily, until other possible solutions are examined. Mr. Staczek also stated that he does not feel the Annex building would be able to be sold, in the future, for the amount of investment dollars the administration is proposing to spend on it.

Mr. Marquette motioned for the Committee to support the Administration's request. There was no second. Mr. Staczek and Mr. Densic stated that they are not saying 'yes' and not saying 'no'. They stated that, before supporting, they needed more information from the

Administration regarding overall plans and costs. They also stated that they wanted to wait to make a decision until the Finance committee reviewed the issue. Mr. Staczek and Mr. Densic also requested to tour the Indian Hills School building. The date for the tour was set for 4/23/2021.

Meeting adjourned 11:30

Respectfully submitted,

Jerry Staczek, Chairman
Facilities, Parks & Marina Committee